

The Town of Kingston Springs City Commission Meeting

Detailed Minutes are available on disk in the City Records Office.

- 1 **McLeroy called the recessed meeting of March 20, 2008 to order at 8:30 am on April 2, 2008.**

- 2 **Commissioners in Attendance**
McLeroy stated that all members were present and did not call for a roll call.

- 3 **In Attendance - Not Voting**
Landel Bilbrey
Laurie Cooper
Larry Craig
Debbie Finch
David Risner

- 4 **McLeroy declared there was a quorum.**

- 5 **Discussion : Main Street Projects**

Discussion:

Bilbrey - (City Engineer) stated that he was given the task at the last meeting to look at angled and parallel parking for the 385 North Main Building. He stated the following:

The building had to have (2) handicap parking spaces and one had to be van accessible. The minimum parking space is 10 x 20 and you have to have an access aisle. The access aisle is 5 feet for a standard handicap space and 8 feet for a van.

You can not park within 15 feet of a fire hydrant.

You must meet the standard of engineering practice for site distance.

A handicap parking space can be graded on a 10% slope but for only a couple of feet, he usually shoots for a 6% slope to meet the standard engineering practice.

At 6%, it would be impossible to put the handicap spaces in the front of the building. So he went with 8% which he felt was reasonable. He still could not get the handicap spaces in the front of the building.

He eliminated head end parking because the vehicles would stick out into the traffic lane by 2 feet.

Lorenz - stated that head end parking is a danger.

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Baker - (Property Owner of 385 North Main Bldg.) stated that he had talked to Tony Reasons, who was the engineer for their building and that he stated that when the space is not available you retro-fit and do the best that you can.

Buma - (Building Inspector) stated that ADA requires (2) ADA parking spaces and they must be in the front of the building.

Holliman - (Business Owner in the 385 North Main Bldg.) stated that if the cars pull up and over hung the sidewalk they would fit for head end parking.

Buma - (Building Inspector) stated that stops must be used to prevent the over hang, because over hanging the sidewalk is not allowed in the building codes.

Andrews - (Property Owner of 385 North Main Bldg.) asked if they removed the sidewalk could they comply with ADA. He was told by the engineer that it might work, but that he had not looked at that. He was also told that the sidewalk was private property and the city would work on the parking area only.

McLeroy - stated that the direct end parking was not good and suggested that the engineer and owners get together and come up with a plan to be carried to the planning commission.

Craig - (City Attorney) reminded the board that the parking issues were not going to the planning commission, only the issue of backing into the road.

Corlew - asked McLeroy how much money he was going to spend on this project.

McLeroy - stated that he did not want to hold up the paving. He suggested that they continue with the paving and hold off on striping.

Craig - (City Attorney) stated that how you lay the paving depends on the parking.

Bilbrey - (City Engineer) stated that they could go ahead with the paving of the main road and not pave the parking area at this time, giving the property owners time to develop a plan.

Schippers - asked the property owners how long it would take them to move the sidewalk and was told one day.

McLeroy - stated that he did not want the property owners to spend any money on something that might not get approved.

Lorenz and McLeroy asked the city manager to give them her input.

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Cooper - (City Manager) stated that her primary concern was safety and backing out into the street is not a safe situation. This issue started with backing out into the road and now we are into how many more parking spaces can we get. She also stated that her other concern was the expense of this.

McLeroy - stated that he did not see where expense was involved here.

Kitch - stated that every time the town has the engineers come and speak with us and do studies, it is an expense to the town. He also questioned how much they were willing to spend on the part of the city and tax payers dollars for a (2) space net gain.

Lorenz - stated coming back to pave and restripe are all additional expenses to the town. She also stated that they were here today because they wanted to make it convenient for customers to park in front of the 385 North Main building.

Buma - (Building Inspector) stated that safety is the number one issue. It is a mistake to let convenience override safety. If the business is good enough, people will come and there is parking in the rear. He also stated that Ellersy Way, when completed would have about (70) new homes that would be adding 70 to 140 more cars to the traffic flow on Main Street. Therefore making backing out into traffic a bigger hazard.

Sleighter - (City Resident) stated the board was spending time and acquiring cost for the town on this project with no resolution. He stated that people are getting tired of dodging man holes and want to see this project completed. He stated that the board says they don't want to delay the paving but they were spending all their time trying to solve a parking problem that didn't exist before somebody said "lets park diagonally".

Kitch - stated that they had already voted to send the ordinance back to the planning commission. The property owners would have an opportunity at that time to talk and present their plan to the planning commission. He stated that the planning commission would make a decision and that the city commission should vote to uphold the decision made by the planning commission.

Corlew - asked if the town was going to pay for the city engineer to work with the property owners on their plan.

Kitch - stated no, he was tired of the town spending money on this.

Andrews - (Property Owner of 385 North Main Bldg.) stated that they would come back to the powers to be with a plan that would be to the best interest of everybody.

Lorenz - stated that the city was not prepared to pay additional engineering cost for a meeting with the property owners.

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Sleighter - (City Resident) stated that if there is a change to the ordinance, this was going to extend the time frame even more because there would be public hearings.

Craig - (City Attorney) stated that they would be two to three months out with a change to the ordinance.

Lorenz - stated that they were not going to prolong paving that long.

Craig - (City Attorney) stated that as a citizen, he would request that they go ahead with the paving of the main road but not the parking lot of the 385 North Main building. Leaving the 2 inch variation that the city engineer suggested, because he did not know if they were going to have an answer to this in site of three months.

Andrews - (Property Owner of the 385 North Main Bldg.) stated that he wanted the parking lot paved. He was not worried about re-paving (20) feet if they had too.

Motion to begin paving of the road and parking lot at the 385 North Main building as soon as the contractor is ready.

Lorenz

Second:

Kitch

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

6 Meeting adjourned:

Motion to adjourn the meeting at 10:20 am:

Schippers

Second:

Lorenz

Those in favor of the motion:

Corlew, Kitch, Lorenz, McLeroy, Schippers

Those opposed to the motion:

None

The motion passed / failed:

Passed

7 Signatures:

Mayor, John McLeroy _____

Recorder, Debbie K. Finch _____

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